138.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,005,000 / 1,005,000
					USE VALUE:	1,005,000 / 1,005,000
					ASSESSED:	1,005,000 / 1,005,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O`NEILL ANNE
Owner 2:	
Owner 3:	
Street 1:	35 VENNER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	O NEILL ANNE F & MAUREEN C -
Owner 2:	-
Street 1:	35 VENNER ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 2324 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6851.000	442,000		563,000	1,005,000
Total Card	0.157	442,000		563,000	1,005,000
Total Parcel	0.157	442,000		563,000	1,005,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.44 /Parcel: 432.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 88826

GIS Ref

GIS Ref

Insp Date 10/06/17

!10704!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	442,000	0	6,851.	563,000	1,005,000		Year end	12/23/2021
2021	101	FV	429,800	0	6,851.	563,000	992,800		Year End Roll	12/10/2020
2020	101	FV	429,900	0	6,851.	563,000	992,900	992,900	Year End Roll	12/18/2019
2019	101	FV	312,200	0	6,851.	594,300	906,500	906,500	Year End Roll	1/3/2019
2018	101	FV	312,200	0	6,851.	437,900	750,100	750,100	Year End Roll	12/20/2017
2017	101	FV	312,200	0	6,851.	419,100	731,300	731,300	Year End Roll	1/3/2017
2016	101	FV	312,200	0	6,851.	387,800	700,000	700,000	Year End	1/4/2016
2015	101	FV	300,200	0	6,851.	325,300	625,500	625,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:13:13

LAST REV

Date	Time
04/19/18	17:43:27
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10704

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
O NEILL ANNE F	70796-204		3/29/2018	Convenience	1	No	No		
O NEILL PATRICK	68582-1		12/13/2016	Convenience	1	No	No		
O NEILL PATRICK	50676-578		2/4/2008	Family	1	No	No		
O NEILL PATRICK	45429-376		6/21/2005	Family	1	No	No		
O NEILL PATRICK	40935-445		9/19/2003	Family	1	No	No		
	18406-128		7/1/1987		250,000	No	No	Y	

USER DEFINED

Prior Id # 1:	88826
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/11/2001	655	Addition	25,000	C				ADD FAMILY ROOM RE

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	Inspected	BS	Barbara S
8/31/2017	MEAS&NOTICE	HS	Hanne S
11/13/2008	Meas/Inspect	189	PATRIOT
5/14/2002	Permit Visit	PM	Peter M
11/18/1999	Mailer Sent		
11/9/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6851		Sq. Ft.	Site		0	90.	0.91	10									562,977						563,000	

Total AC/HA:	0.15728	Total SF/SM:	6851	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	562,977	Spl Credit		Total:	563,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.19123709
Const Adj.:	0.98990101
Adj $ / SQ:	165.089
Other Features:	102315
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	543042
Depreciation:	101006
Depreciated Total:	442036

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

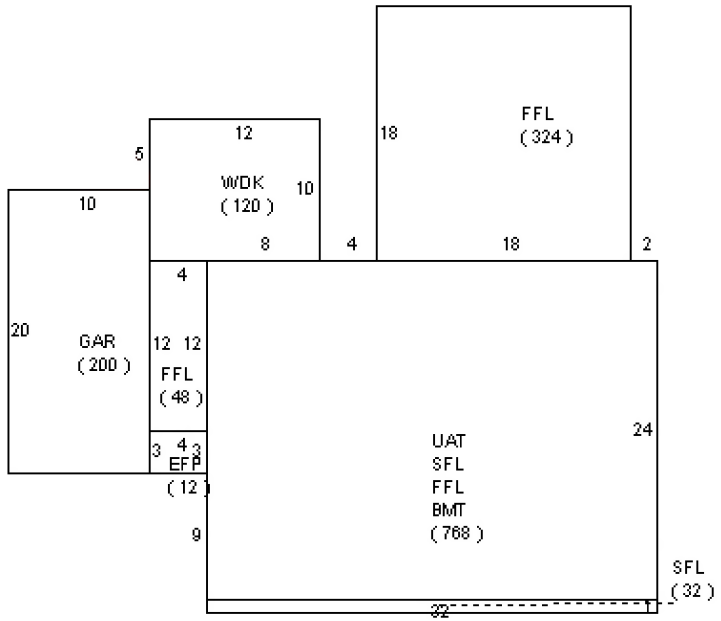
REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.60
Special Features:	0	Val/Su Net:	136.76
Final Total:	442000	Val/Su SzAd	227.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,140	165.090	188,201
SFL	Second Floor	800	165.090	132,071
BMT	Basement	768	65.620	50,398
GAR	Garage	200	27.220	5,444
UAT	Upper Attic	192	66.040	12,679
WDK	Deck	120	14.190	1,703
EFP	Enclos Porch	12	71.870	862
	Net Sketched Area:	3,232	Total:	391,358
Size Ad	1940	Gross Area	3808	FinArea 2324

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	GD	1997	0.00	T	13.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	